

6385 Santiago Street

City of El Paso — City Plan Commission — 10/18/2018

PZDS18-00017

Detailed Site Plan



STAFF CONTACT:	Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov
OWNER:	Project Vida
REPRESENTATIVE:	PSRBB Commercial Group Inc.
LOCATION:	6385 Santiago St., District 1
LEGAL DESCRIPTION:	Tracts 48, 49 and a portion of Tract 48A, Nellie D. Mundy Survey #241, City of El Paso, El Paso County, Texas
EXISTING ZONING:	A-M/c (Apartment-Mobile Home Park District)/condition
REQUEST:	Condition: Ordinance No. 014015 dated April 6, 1999 Detailed Site Development Plan Ordinance No.014015
RELATED APPLICATIONS:	SUSU18-00050, Paloma Cruz Subdivision
PUBLIC INPUT	Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso code.
STAFF RECOMMENDATION:	Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The request is for a detailed site development plan review and approval as required by Ordinance No. 014015 dated April 6, 1999 (see Attachment 7) which states *submittal of a detailed site development plan, pursuant to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, to be approved by the City Plan Commission and the City Council prior to issuance of building permits*. The detailed site development plan proposes multi-family development of 100,600 sq. ft. The property is currently vacant. Access to the subject property will be from Santiago St.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan. The proposed development is consistent with the surrounding single-family, two-family and apartment-mobile home park development. The addition of multi-family apartments will make this a true mixed-use area. The proposed development is compliant with the G-3 Post-War land use designation of Plan El Paso, the City's Comprehensive Plan, in the Westside Planning Area.



DESCRIPTION OF REQUEST

The applicant has submitted a Detailed Site Development Plan application for the property located South of Borderland and West of Santiago through the Zoning Section of the Planning and Inspections Department. The plan proposes multi-family development on 14,844 sf. This development consists of 30 units. The development requires a minimum of 60 parking spaces and 3 bicycle spaces. The applicant is providing 57 standard parking spaces, 3 ADA accessible parking spaces and 3 bicycle spaces. The development complies with the minimum landscape area requirements of the Title 18.46. The applicant is required to provide 50% of the lots area as open space per the Density and Dimensional Standards for the A-M District. This requirement is met.

Access to the subject property is from Santiago Street.

RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-3 Post-War This sector applies to transitional neighborhoods typically developed from the 1950's through the 1980's. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes, through the proposed development of a vacant site and increased housing opportunities for residents in the area.
ZONING DISTRICT	DOES IT COMPLY?
A-M/c (Apartment-Mobile Home Park District)/condition The purpose of these districts is to promote and preserve a diversity of residential dwelling types at the highest densities within the city and to provide for the integration of compatible business and professional office uses to complement the areas. It is intended that the district regulations allow for concentrations of population through the use of multi-story facilities. The regulations of the districts will permit site diversification for high-density residential development in which adequate public facilities are available for present and future needs.	Yes, the proposed development is offering opportunities for flexibility in design options for new multi-family apartments.
POLICY	DOES IT COMPLY?
2.2.2: “The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family	Yes, the proposed residential supplements the mix of housing type in the area while providing the potential for a balance of housing and jobs.

buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”	
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SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 100,600 S.F (2.3acres), the A-M (Apartment-Mobile Home Park) district requires a 20 ft. front setback, 25 ft. rear setback, and a 5 ft.-side setback. Apartments are a permitted use in an A-M zone.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the A-M District is to promote and preserve a diversity of residential dwelling types at the highest densities within the city. It is intended that the district regulations allow for concentrations of population through the use of multi-story facilities.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains available for service. The applicant will need to coordinate with EPWater to provide services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso code.

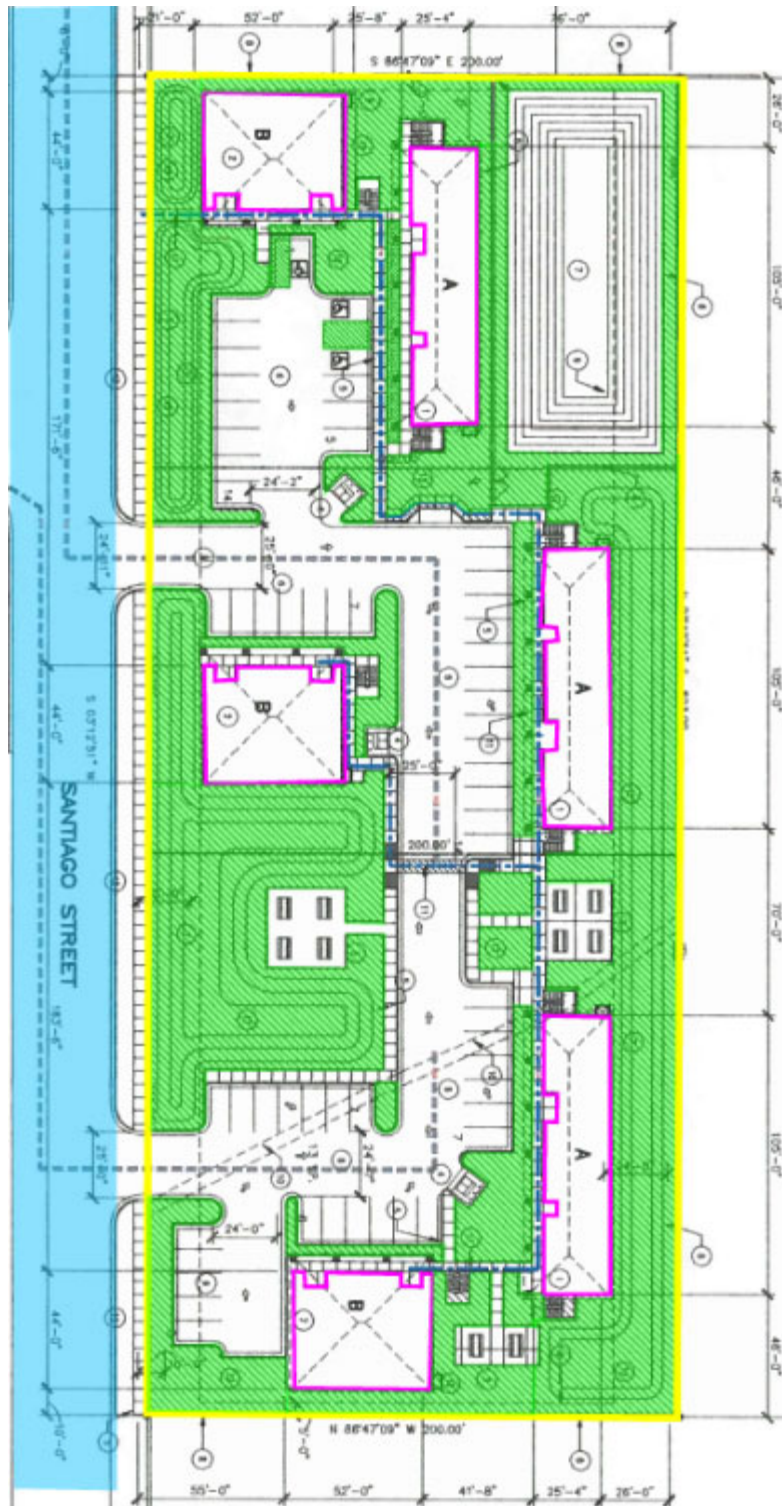
STAFF COMMENTS: No objections to proposed DSP. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

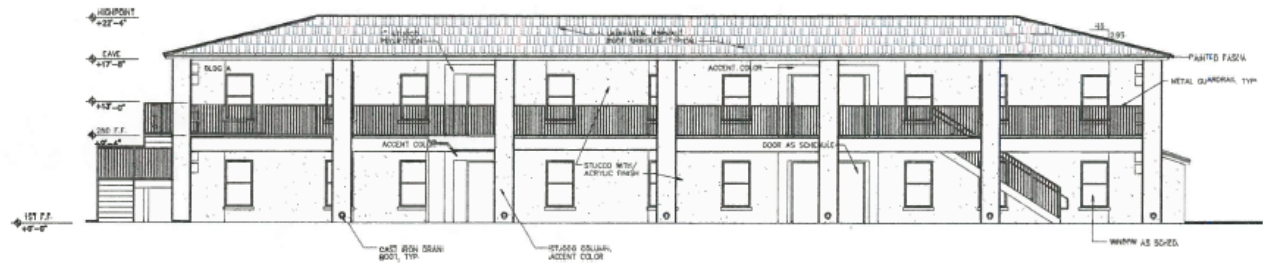
1. Site Plan
2. Proposed Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Ordinance

ATTACHMENT 1



ATTACHMENT 2

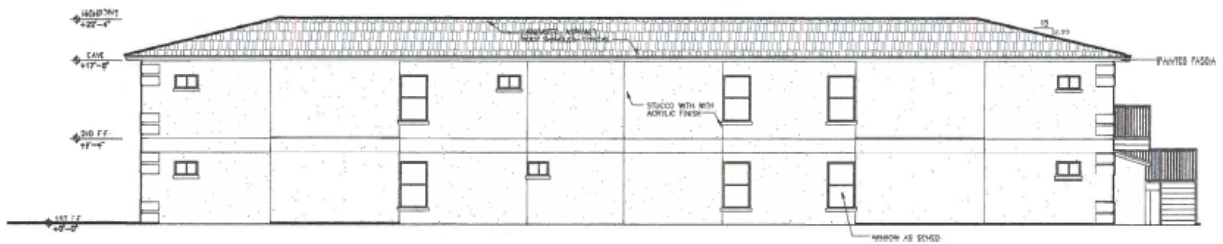
Proposed Elevations



① **EAST ELEVATION-BUILDING "A"**

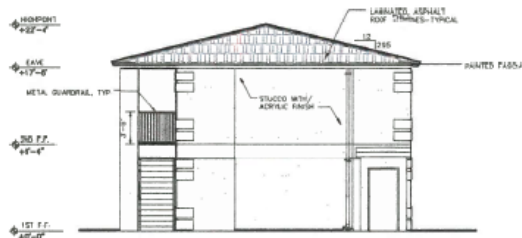
SCALE: 3/16" = 1'-0"

NOTE: PROVIDE METAL WINDOW GUARDS AT ALL 1ST FLOOR WINDOWS.



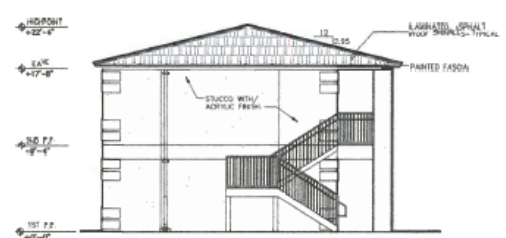
② **WEST ELEVATION-BUILDING "A"**

SCALE: 3/16" = 1'-0"



④ **NORTH ELEVATION-BUILDING "A"**

SCALE: 3/16" = 1'-0"

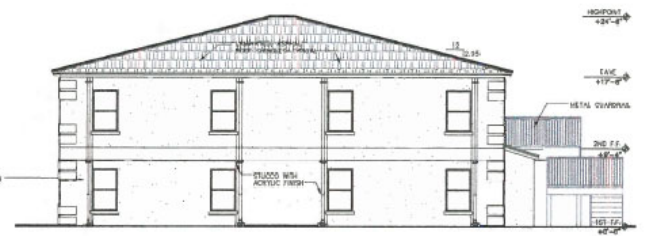


⑤ **SOUTH ELEVATION-BUILDING "A"**

SCALE: 3/16" = 1'-0"

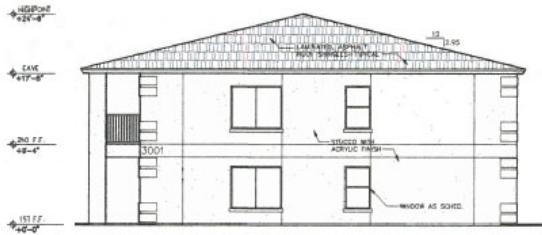


① **SOUTH ELEVATION—BUILDING "B"**
SCALE: 3/16" = 1'-0"



② **NORTH ELEVATION—BUILDING "B"**
SCALE: 3/16" = 1'-0"

NOTE:
PROVIDE METAL WINDOW GUARDS AT ALL 1ST FLOOR WINDOWS.



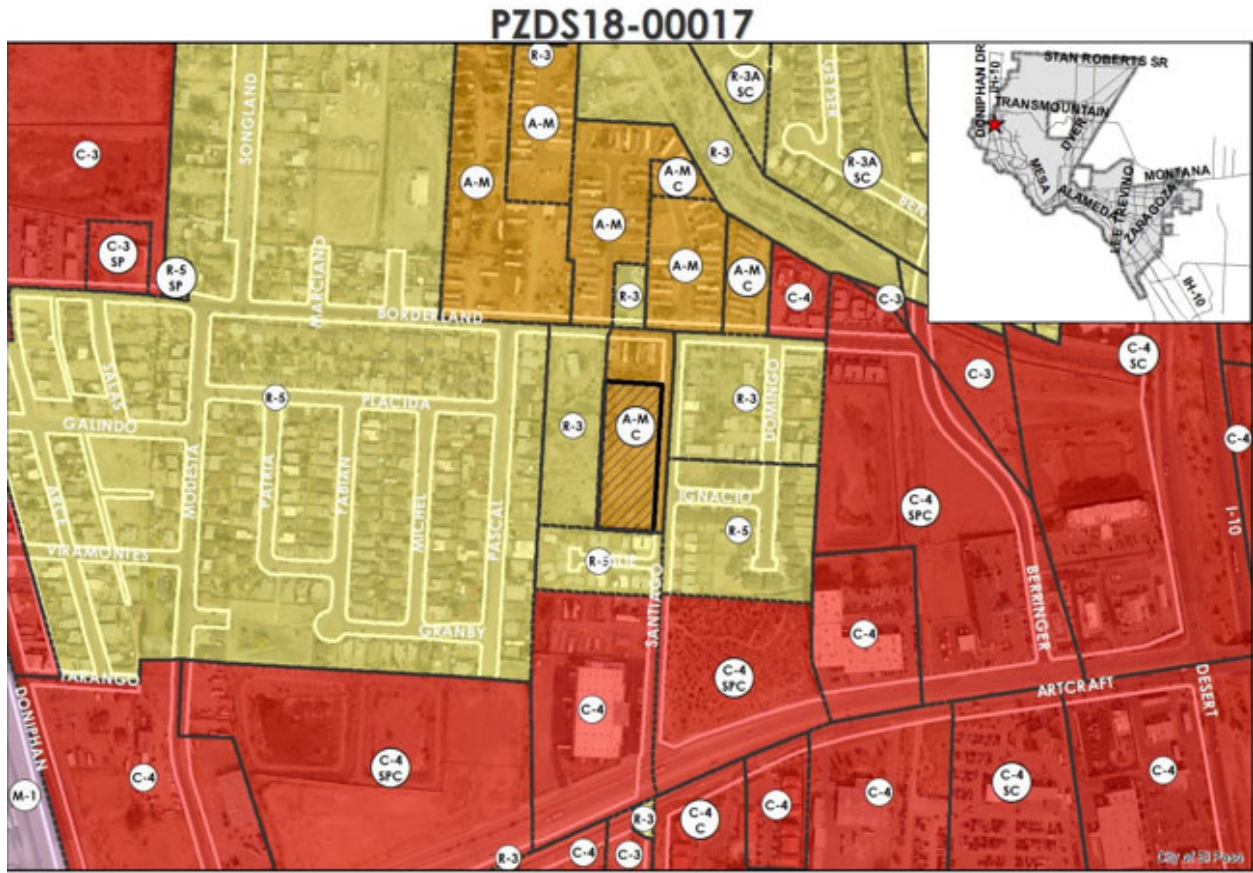
③ **EAST ELEVATION—BUILDING "B"**
SCALE: 3/16" = 1'-0"



④ **WEST ELEVATION—BUILDING "B"**
SCALE: 3/16" = 1'-0"

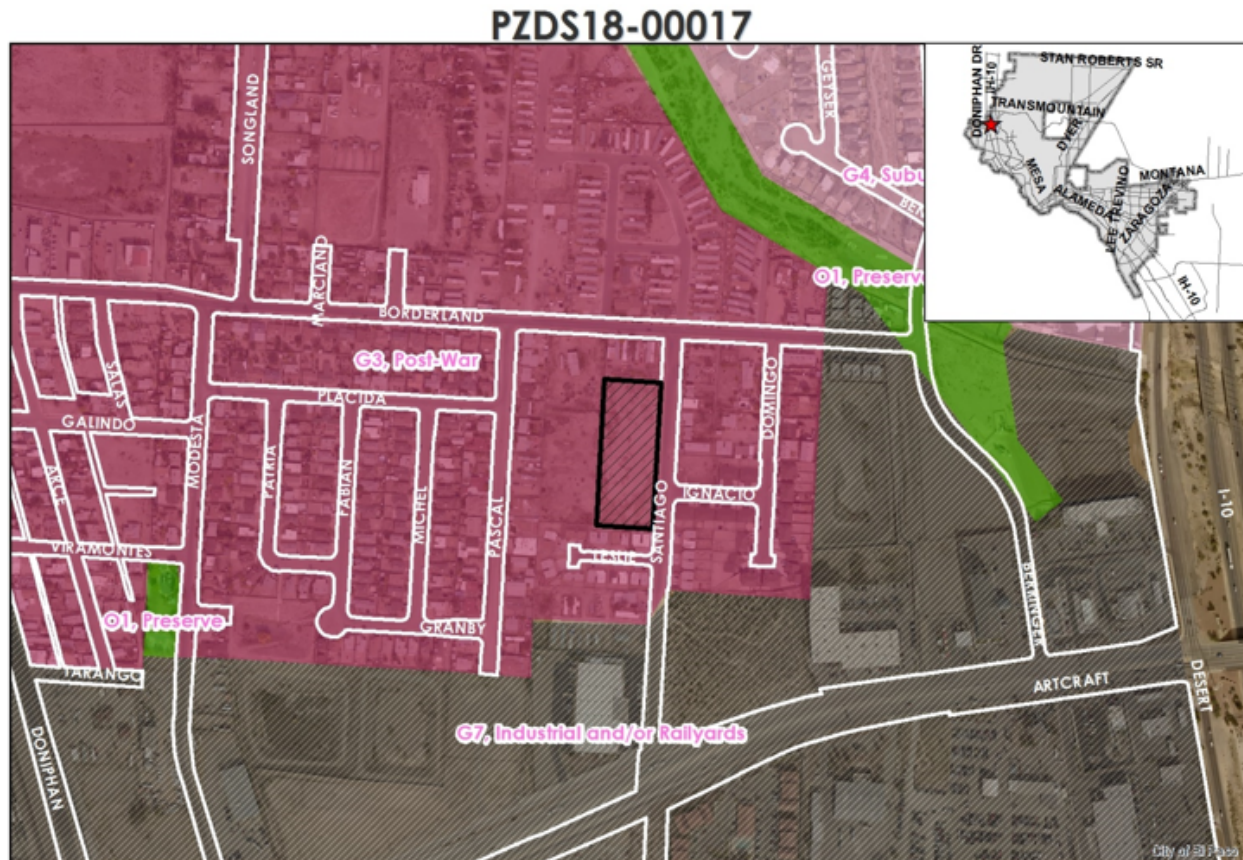
ATTACHMENT 3

Zoning Map



ATTACHMENT 4

Future Land Use Map



ATTACHMENT 4

Department Comments

Planning and Inspections Department – Plan Review

No objections

Planning and Inspections Department – Landscaping Division

Proposed project shall meet all adopted building codes and city ordinance at time of submittal.

Planning and Inspections Department – Land Development

No objections to proposed detailed site plan.

Fire Department

Recommend approval.

Police Department

No comments.

Sun Metro

No objections.

El Paso Water

No comments received.

El Paso Water - Stormwater

We have reviewed the property described above and provide the following comments:

1. Proposed ponding area shown, shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
2. EPW – Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed) landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.

ATTACHMENT 5

Ordinance

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ORDINANCE NO. 014015

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACTS 48, 48-A AND 49, NELLIE D. MUNDY SURVEY #241, EL PASO, EL PASO COUNTY, TEXAS (SW CORNER OF BORDERLAND ROAD @ SANTIAGO STREET) FROM R-3 (RESIDENTIAL) TO A-M (APARTMENT-MOBILE HOME PARK DISTRICT) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *All of Tracts 48, 48-A and 49, NELLIE D. MUNDY SURVEY #241, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-3 (Residential) to A-M (Apartment-Mobile Home Park District)** within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning **from R-3 (Residential) to A-M (Apartment-Mobile Home Park District)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Submittal of a Detailed Site Development Plan, pursuant to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, to be approved by the City Plan Commission and City Council prior to the issuance of building permits.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the

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ORDINANCE NO. 014015

Zoning Case No. ZC-99008 247

above condition in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 6th day of April, 1999.

THE CITY OF EL PASO

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
John F. Nance
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Patricia D. Adaute
Dept. of Planning, Research & Development

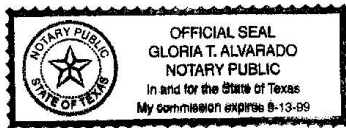
Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 8th day of April, 1999, by CARLOS M. RAMIREZ as MAYOR of the CITY OF EL PASO.

My Commission Expires: May 13, 1999

[Signature]
Notary Public, State of Texas
Notary's Printed or Typed Name: GLORIA T. ALVARADO



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02/26/99

ORDINANCE NO. _____

Zoning Case No. ZC-99008

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Being Tracts 48, 48A, and 49
Nellie D. Mundy Survey No. 241
City of El Paso, El Paso County, Texas
Prepared for: Jim Howard
January 19, 1999

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tracts 48, 48A, and 49, Nellie D. Mundy Survey No. 241, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being a found 1 3/4" pipe at the Northwestern corner of Tract 48 said point also lying on the Southerly right-of-way line of Borderland Road from this point a found 5/8" rebar in concrete at the Northeasterly corner of Lot 1, Block 10, Borderland Heights Unit One bears North 90°00'00" West a distance of 200.00 feet;

Thence along the Southerly right-of-way line of Borderland Road South 90°00'00" East a distance of 200.00 feet to a set 1/2" rebar with cap with cap marked Conde, Inc. Tx 5152 on the Westerly right-of-way line of Santiago Road;

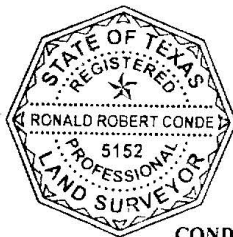
Thence along said right-of-way line South 00°00'00" East a distance of 653.00 feet to a set 1/2" rebar with cap marked Conde, Inc. Tx 5152;

Thence North 90°00'00" West a distance of 200.00 feet to a set 1/2" rebar with cap marked Conde, Inc. Tx 5152;

Thence North 00°00'00" East a distance of 653.00 feet to the "TRUE POINT OF BEGINNING" and containing in all 130,600.00 square feet or 2.998 acres of land more or less.

20-99008

Ron R. Conde
Ron R. Conde
R.P.L.S. No. 5152



Job# 0199-09
R.C.
WALGL-99A 0199-09.LGL

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79935 / (915) 592-0283